174.0	0006	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,400 / 674,400
					USE VALUE:	674,400 / 674,400
					ASSESSED:	674,400 / 674,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORST DEBORAH ANNE
Owner 2:	GONZALEZ JASON JAVIER
Owner 3:	
Street 1:	51 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TUCKER JAY H -
Owner 2:	SUITT HALLEY E -
Street 1:	51 SUTHERLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1485 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	296,000	400	378,000	674,400
Total Card	0.092	296,000	400	378,000	674,400
Total Parcel	0.092	296,000	400	378,000	674,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.14 | /Parcel: 454.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,000	400	4,000.	378,000	674,400	674,400	Year End Roll	12/18/2019
2019	101	FV	237,700	400	4,000.	372,600	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	237,700	500	4,000.	286,200	524,400	524,400	Year End Roll	12/20/2017
2017	101	FV	237,700	500	4,000.	270,000	508,200	508,200	Year End Roll	1/3/2017
2016	101	FV	237,700	500	4,000.	248,400	486,600	486,600	Year End	1/4/2016
2015	101	FV	225,100	600	4,000.	232,200	457,900	457,900	Year End Roll	12/11/2014
2014	101	FV	225,100	600	4,000.	213,800	439,500	439,500	Year End Roll	12/16/2013
2013	101	FV	224,100	600	4,000.	213,800	438,500	438,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUCKER JAY H,	70231-247		11/14/2017		652,000	No	No		
HAWKINS DAVIS B	55079-321		7/30/2010		465,000	No	No		
PLACHOWICZ STAN	44708-154		2/28/2005		425,000	No	No		
	12637-392		5/28/1974		30,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2013	711	Redo Bat	9,000	C				
9/27/2010	2051	Manual	5,880					REPL SILL

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
6/19/2013	Info Fm Prmt	EMK	Ellen K
10/22/2008	Meas/Inspect	345	PATRIOT
10/23/2005	MLS	HC	Helen Chinal
1/25/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

User Acct

116476

GIS Ref

GIS Ref

Insp Date

06/27/18

!13569!

PRINT

Date	Time
12/11/20	03:30:11

LAST REV

Date	Time
08/08/18	13:42:04

apro

PAT ACCT. 13569

USER DEFINED

Prior Id # 1:	116476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00188005
Adj $ / SQ:	175.830
Other Features:	87750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363632
Depreciation:	67636
Depreciated Total:	295996

COMMENTS

OF=SHOWER STALL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

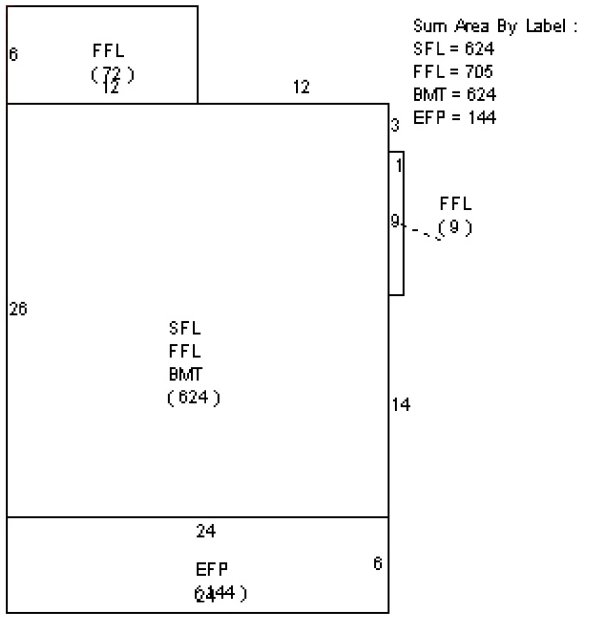
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.83
Special Features:	0	Val/Su Net:	141.15
Final Total:	296000	Val/Su SzAd	222.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	705	175.830	123,960
BMT	Basement	624	56.970	35,549
SFL	Second Floor	624	175.830	109,718
EFP	Enclos Porch	144	46.220	6,655

Net Sketched Area:	2,097			Total:	275,882
Size Ad	1329	Gross Are	2097	FinArea	1485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	8x10	A	AV	2003	6.00	T	12.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400